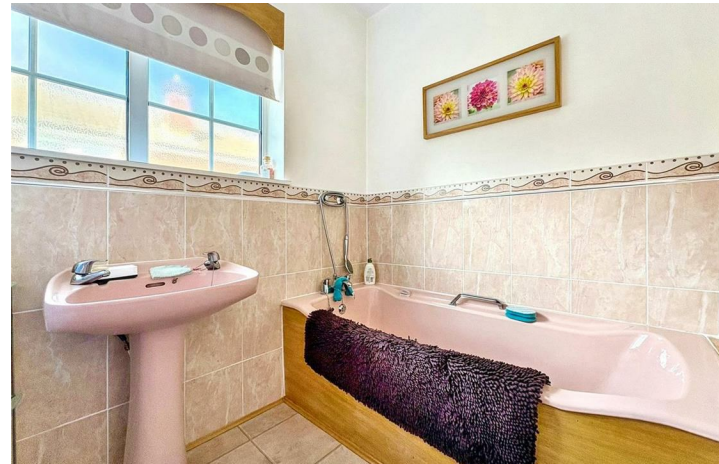


17 Woodcroft Drive,  
Eastbourne, BN21 2XP

Freehold

Guide Price  
£450,000 - £470,000



4 Bedroom 2 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



TOWN PROPERTY



01323 412200

Freehold

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4 Bedroom 2 Reception 2 Bathroom



17 Woodcroft Drive, Eastbourne, BN21 2XP

\*\*\*GUIDE PRICE £450,000 TO £470,000\*\*\*

Situated in a sought after residential location, this beautifully presented four bedroom detached home offers generous and versatile living space, ideal for modern family life. The property has been thoughtfully extended to the rear and side, creating a practical utility room with internal access to the rear of the garage – perfect for busy households. At the heart of the home is a well appointed kitchen providing ample workspace and storage, complemented by a separate dining room ideal for entertaining and family meals. The spacious lounge offers a welcoming and comfortable setting, with direct access into a delightful sun room that overlooks the rear garden, allowing natural light to flood the living space throughout the day. A convenient downstairs shower room adds further flexibility to the ground floor accommodation. Upstairs, the property boasts three generous double bedrooms along with a well proportioned single bedroom, making it perfect for growing families or those needing a home office. The family bathroom is complemented by a separate W/C for added practicality. Externally, the home truly shines with a beautiful west-facing rear garden – ideal for enjoying afternoon and evening sunshine. To the front, there is a driveway providing off-road parking along with an integral garage. This fantastic home combines space, functionality and a desirable orientation, making it an excellent opportunity for families seeking a long-term residence in a popular area.

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17 Woodcroft Drive, Eastbourne, BN21 2XP

# Guide Price

## £450,000 - £470,000

### Main Features

- Extended Detached House
- 4 Bedrooms
- Ground Floor Shower Room/WC
- Lounge & Dining Room
- Sun Room
- Kitchen & Utility Room
- Bathroom & Separate WC
- Westerly Facing Rear Garden
- Driveway & Garage

**Entrance**  
Double glazed UPVC front door to-

**Porch**  
Double glazed windows. Inner door to-

**Hallway**  
Single glazed frosted windows. Radiator. Storage cupboard with heated towel rail.

**Shower Room/WC**  
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted window.

**Dining Room**  
9'9 x 8'0 (2.97m x 2.44m)  
Radiator. Serving hatch. Double glazed window to rear aspect. Sliding doors into-

**Lounge**  
20'4 x 11'10 (6.20m x 3.61m)  
Two radiators. Gas fire. Door into-

**Sun Room**  
13'7 x 6'2 (4.14m x 1.88m)  
Double glazed windows. Laminate flooring. Electric heater. Double glazed door to garden.

**Kitchen**  
10'2 x 9'8 (3.10m x 2.95m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring electric hob with electric oven under and extractor over. Space and plumbing for dishwasher. Breakfast bar. Serving hatch to dining room. Part tiled walls. Radiator. Double glazed window to rear aspect. Door to-

**Utility Room**  
7'5 x 3'2 (2.26m x 0.97m)  
Space and plumbing for washing machine. Space for upright fridge freezer. Door to garage. Double glazed windows to rear and side aspect. Double glazed door to garden.

**Stairs from Ground to First Floor Landing**  
Airing cupboard. Loft access (not inspected). Two double glazed windows to front aspect.

**Bedroom 1**  
14'11 x 10'2 (4.55m x 3.10m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect.

**Bedroom 2**  
11'8 x 9'11 (3.56m x 3.02m)  
Radiator. Built in wardrobe. Double glazed window to front aspect.

**Bedroom 3**  
10'4 x 8'8 (3.15m x 2.64m)  
Radiator. Double glazed window to rear aspect.

**Bedroom 4**  
9'11 x 6'6 (3.02m x 1.98m)  
Radiator. Double glazed window to rear aspect.

**Bathroom**  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Separate WC**  
Low level WC. Fitted cupboard. Frosted double glazed window.

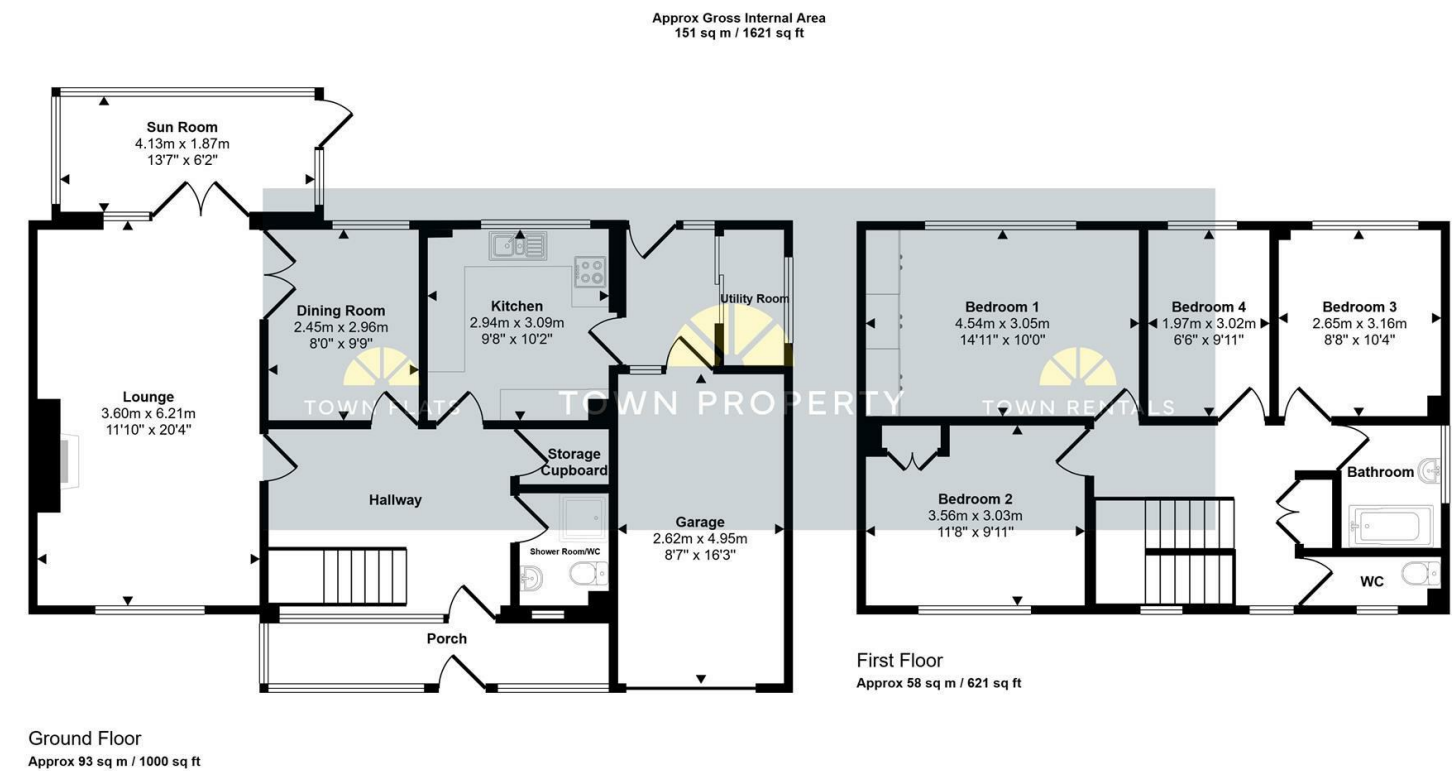
**Outside**  
The Westerly facing rear garden is mainly laid to lawn with a paved patio area and a mixture of mature shrubs, flower beds and gated side access.

**Parking**  
A driveway at the front of the property provides off road parking and access to the-

**Garage**  
16'3 x 8'7 (4.95m x 2.62m)  
Up and over door. Light and power.

EPC = D

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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